



ARCHITECTURE & PLANNING
119 SAN JUAN DRIVE, SAN JUAN, CA 95011
(831) 604-3335

WEST HILLS
COMMUNITY CHURCH
16694 DeWitt Avenue
Morgan Hill, California 95037

DATE 3/24/2021
SHEET
PD-5
OF SHEETS

2021 PROPOSED BLDGS & REQ. PARKING:		
BUILDINGS:		
'A-2' (E) Assembly @ 2,170 SF. / 60 =	36.2	
'A-1' (N) Assembly @ 5,149 SF. / 60 =	85.8	
'A-2' (E) Non-Assembly @ 2,270 SF. / 250 =	9.1	
'L' (N) Non-Assembly @ 4,708 SF. / 250 =	18.8	
'B' Classrooms (Blue Bldg.) = 3	3	
'C' Classrooms = 12	12	
@ 'C' Recpt. / Stor. @ 305 SF. / 250 =	1.2	
Total = 166.1 Spaces Req.		
RATIOS USED:		
Cultural Institutions =	1 space per 5 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats.	
Schools, Public and Private =	Elementary and middle schools: 1 per classroom, plus 1 per 250 sq. ft. of office area.	
Business Support Services =	1 per 250 sq. ft.	
PARKING SPACES PROVIDED:		
Lower Lot (E)	71	
Upper Lot (N) @ Ph. 3	65	
Mid-Level Lot (N) @ Ph. 5	30	
Total = 166 Spaces Proposed		
SPACES BY CATEGORY:		
PROPOSED	REQUIRED / ALLOWED	
Van Accessible	2	1 (1 per 6 Req. Std. Accessible)
Standard Accessible	6	6 (@ 151 to 200 spaces)
Future EV, Van Accessible	1	
Future EV, Std. Accessible	1	
(Subtotal Accessible = 10)		
Future EV, Standard	8	10 (@ 151 to 200 spaces)
(Subtotal EV = 10)		
Standard Spaces	117	
Compact Spaces (31/166 = 19%)	31	30% ALLOWED
Total = 166		
16 Spaces, either Standard or Compact & all 10 EV Spaces will be marked as "CLEAN AIR/VANPOOL/EV"		
16 spaces req. @ T-5, 105.5.2 Calif. Green Bldg. Stds Code		

WHCC PARCELS & SIZES:		
APN: 173-09-011 (THIS LOT IS WITHIN THE CITY)		
APN: 173-09-028 (COUNTY)		
APN: 173-09-012 (COUNTY)		
9,698 AC. TOTAL = 422,444 SQ. FT.		
PARCEL 'A' CERTIFICATE OF COMPLIANCE LOT MERGER EXHIBIT 'B'		
OTHER WHCC PROPERTY:		
APN: 173-09-027 (COUNTY) @ 0.93 AC.		
PHASE 5 BUILDINGS:		
BLDG. AREA @ GROUND FLR:	@ SECOND FLR:	HT. +/-
'A-2' @ 4,441 SQ. FT. Orig. Bldg.		19'
'B' @ 4,440 SQ. FT. Orig. Classrooms Bldg.		16'
'C' @ 6,587 SQ. FT. Classrooms, (N) @ Ph. 2	5,257 SQ. FT.	35'
'A-1' @ 5,149 SQ. FT. (N)		38'
'L' @ 4,708 SQ. FT. (N) Lobby		16'
'T' Fire Water Tank		34'
Illuminated Cross		24'
Totals	25,325 SQ. FT.	5,257 SQ. FT.
TOTAL FLOOR AREA, 1ST. + 2ND. = 30,582 SQ. FT.		
HARDSCAPE: (A.C. & Conc. Paving)		
77,417 SQ. FT.		
TOTAL LOT COVERAGE, BLDGS + HARDSCAPE:		
25,325 SQ. FT. BLDG. + 77,417 SQ. FT. H.S. = 102,742 SQ. FT.		
LOT COVERAGE		
BLDGs + HARDSCAPE:		
102,742 SQ. FT. / 422,444 SQ. FT. = 24.3%		
F.A.R.:		
30,582 SQ. FT. / 422,444 SQ. FT. = 7.2%		
LANDSCAPE:		
35,823 SQ. FT. +/-		
SETBACKS, Bldgs to Closest Neighboring Prop. Line, +/-:		
Front (to the East, toward DeWitt) = 147'		
South Side = 193'		
Back (West) = 81'		
North Side = 199'		

